

For Lease: Office

75 Breezehill Avenue N

Adjacent to LRT at Gladstone Station

NO
OVERNIGHT
PARKING

Lennard:

333 Preston Street, Suite 420 Ottawa, ON
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lennard.com

75 Breezehill Avenue North

Over 2,000 SF of office space available for lease near the corner of Breezehill Avenue North and Laurel Street, adjacent to the LRT at Gladstone Station.



Available Space

Unit A: 2,008 SF

Unit B: 958 SF



Gross Rent

\$20 PSF

(heat/hydro separately metered)



Availability

Immediate



Parking

Lots of Free Parking



Listing Agent

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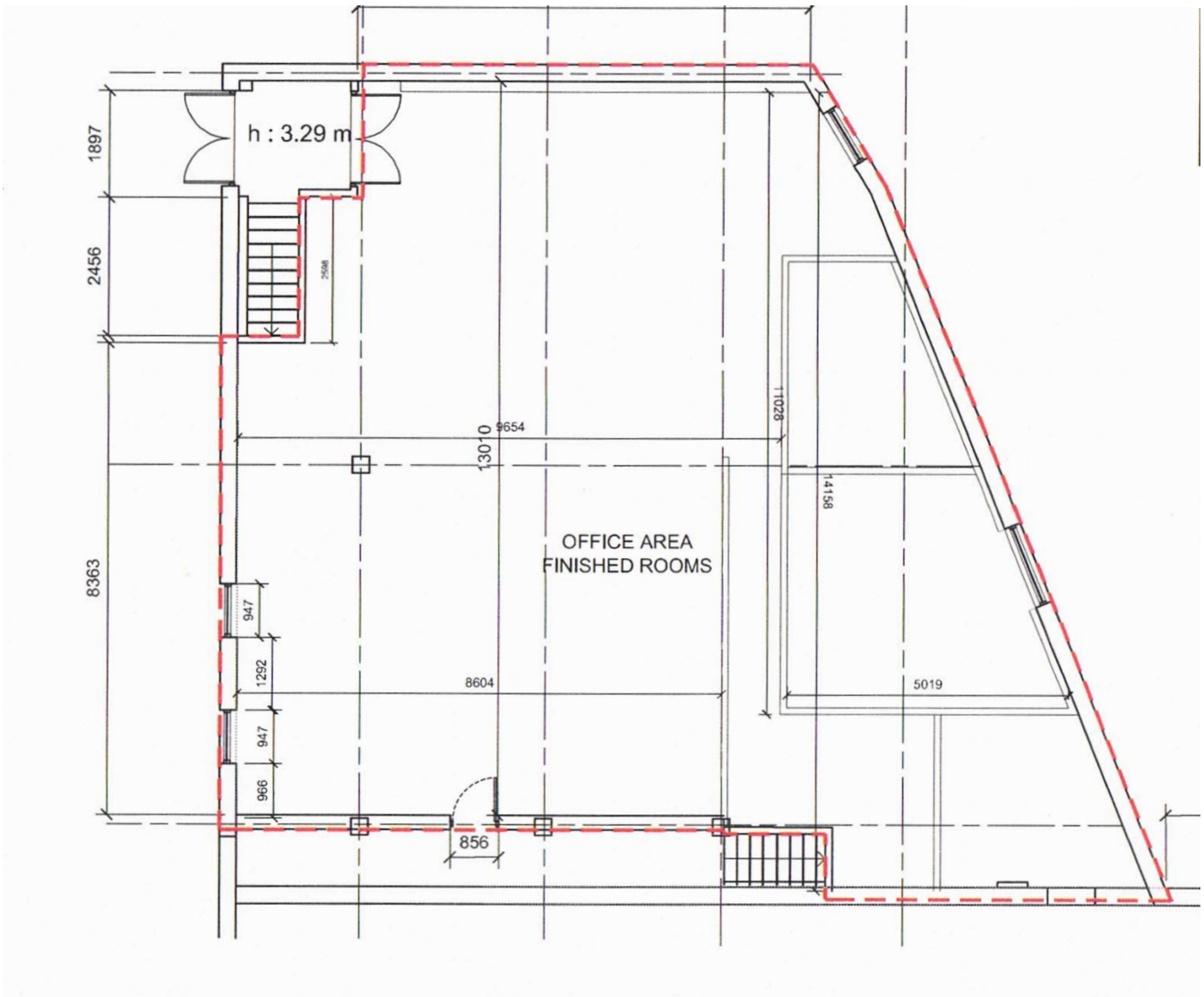
*Sales Representative

Property Highlights

- Ground floor office space 2 private offices, balance open concept, industrial look, shower/washroom
- Double man door up 3 steps, so possible light industrial uses
- Happy Goat Coffee located in complex
- Ample free parking
- Up and coming Hintonburg neighborhood, soon to be developed with high density multi-residential buildings

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Floor Plan - Unit A



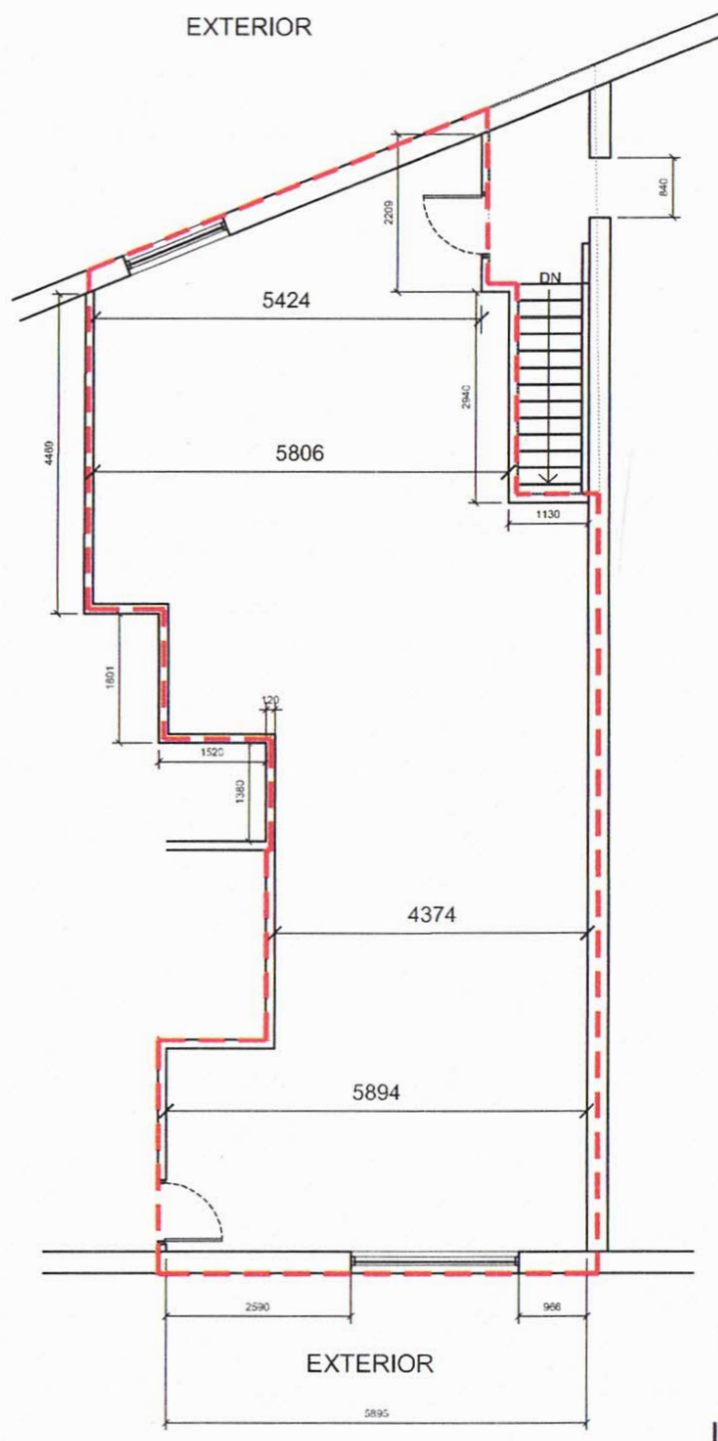
75 Breezehill Avenue North

Photos - Unit A

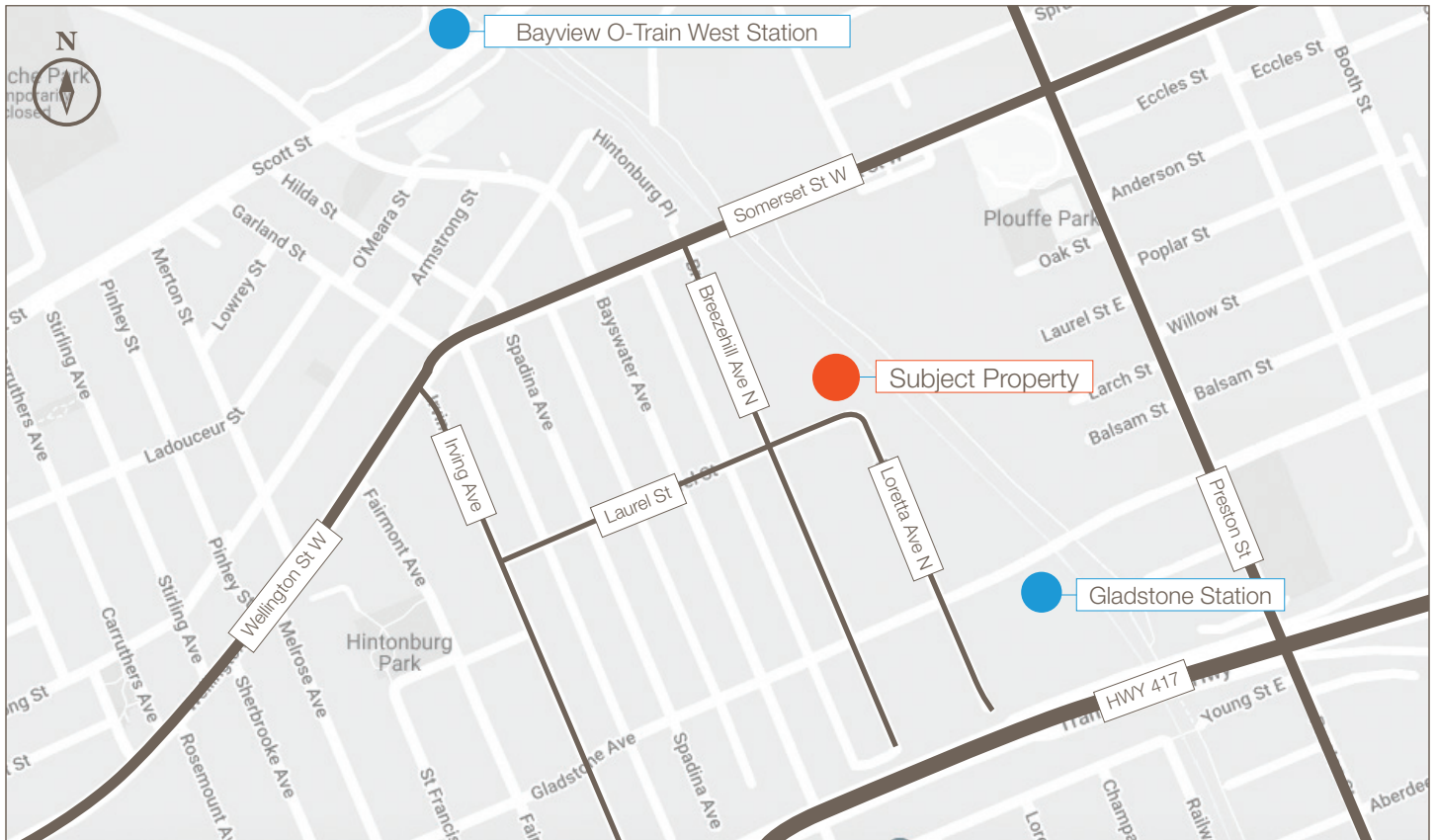


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Floor Plan - Unit B



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75 Breezehill Avenue N is only a 5 minute walk from Gladstone Station and a 10 minute walk from the Bayview O-Train West Station

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